



# Public Notice

Planning and Zoning

From: Planning and Development Services Staff  
Subject: Upcoming Applications for the Board of Zoning Appeals  
Date: November 26, 2025

## Meeting Location

The City of Greenville Board of Zoning Appeals will hold an in-person Public Hearing for the following items on **Thursday, December 11, 2025 at 4:00 PM** at Greenville City Hall, Council Chambers, 10<sup>th</sup> Floor at **206 South Main Street**. Those wishing to provide comment on an item may either provide written comment to staff or attend the in-person meeting.

**Citizens may also view the meeting at the following web address:**

<https://www.greenvillesc.gov/1694/City-Meetings-Listing>

The City of Greenville Board of Zoning Appeals will hold a Public Hearing on **Thursday, December 11, 2025 at 4:00 PM**, for the purpose of considering the following Applications:

## OLD BUSINESS

### **A. S 23-033M**

Application by Whistler Restaurant Group, LLC (Jessica Kearns) dba Reys for a **SPECIAL EXCEPTION** to modify a 'General Food or Beverage' and 'Bar' use operating after midnight in an MXS-D, Shopfront Downtown district at **20 N MAIN ST** (TM# 000100-05-00200)

### **B. S 25-917**

Application by McAdams (David Bergmark) on behalf of The Huntington National Bank (Nick Coventry) for a **SPECIAL EXCEPTION** to establish an accessory 'drive-thru' use as part of a 'General retail (up to 6,000 SF)' use in an MX-2, Mixed Use 2 district at **1601 LAURENS RD** (TM# 025700-08-00101)

## NEW BUSINESS

### **A. S 25-1005 *Applicant requests deferral to the January 8, 2026 meeting***

Application by Pharos Land Design (Duane Ensor, P.E.) on behalf of Michnoff, LLC (Robert Blumenthal) for a **SPECIAL EXCEPTION** to establish an accessory 'drive-thru' use as part of a 'General food and beverage (up to 6,000 SF)' use in an MX-3, Mixed Use 3 district at **298 S PLEASANTBURG DR** (TM# 026600-01-01106)

### **B. S 25-1015**

Application by Summer Lee dba The Flying Biscuit Café for a **SPECIAL EXCEPTION** to operate a 'General Food or Beverage (up to 6,000 SF)' use after midnight in an MXS-D, Shopfront Downtown district at **656 S MAIN ST STE 100** (TM# 007000-03-01800)

Documents relating to these applications are available for review online at [www.greenvillesc.gov/bza](http://www.greenvillesc.gov/bza). You may contact the Planning and Development Services office at (864) 467-4476 for more information.

(Continue to next page)

You will have the opportunity to voice your comments at the public hearing. Each speaker is limited to three (3) minutes. Repetitive statements should be avoided; individuals sharing similar concerns are encouraged to appoint a spokesperson to represent their group. Written comments may be mailed to Planning Department, PO Box 2207, Greenville, SC 29602 or emailed to [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov).

Written comments should be received by 5:00 p.m. on the Monday before the hearing to allow the Board reasonable time to review. Comments will continue to be forwarded to the Board until 5:00 p.m. on the Wednesday before the hearing. Comments after that time should be made at the public hearing. Please reference the application number and include your name and address on all correspondence. All written comments will be made part of the public record.

The criteria for the Board's decision are established in the Greenville Development Code (Chapter 19 of the City Code). A staff report will provide an analysis of the Applicant's request with regard to its context, any related City plans and ordinances, and the specific decision criteria. Staff will present its conclusion to the Board on whether the request satisfies the criteria and may recommend stipulations to the Board for its consideration in granting the request. The criteria for granting Special Exceptions and Variances is found in Greenville Development Code Section 19-6.2.15.D.

The Board will usually vote to grant or deny an application immediately after it considers the evidence and public testimony; however, it may decide to continue the hearing or postpone deliberation to a future date. After the Board votes to grant or deny an application, Staff will prepare a written decision for mailing to the Applicant. Anyone having a substantial interest affected by the decision may appeal to the Greenville County Circuit Court within thirty (30) days of the mailing of the decision.



**APPLICATION FOR SPECIAL EXCEPTION**

Contact Planning & Development (864) 467-4476 or [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov)

**APPLICANT/OWNER INFORMATION**

\*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	Contact City of Greenville Planning for contact information	
*Title:		
*Address:		
*State:		
*Zip:		
*Phone:		
*Email:		

APPLICANT'S AGENT:

Name	MEMEBER Title / Organization
Phone	Email

(*Optional Field- includes project architects, engineers, attorneys, representatives, etc.*)

**PROPERTY INFORMATION**

STREET ADDRESS: 20 NORTH MAIN ST

TAX PARCEL #: 0001000500200      ACREAGE: .07      ZONING DESIGNATION: MXS-D

\*Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.  
 Initial: JK

**REQUEST**

*Refer to Article 19-3, Use Regulations, of the Greenville Development Code*

PROPOSED LAND USE: \_\_\_\_\_

DESCRIPTION OF PROPOSED USE:

Zoning will be changed from a Restaurant and Bar to a Bar only. We are in the process of a remodel and we would like to have the front facade remodeled also. See attached. We will change various stipulations of our current Special Exception. Please see attached for details.

**INSTRUCTIONS**

1. Refer to the application timeline on Page 4 of this application for a detailed overview of this process.
2. Prior to submitting this application, an Applicant must schedule a pre-application conference with the Administrator to discuss the procedures, standards, and regulations required for approval. Contact the Planning and Zoning Division to schedule a pre-application conference. The email address is [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov) and the phone number is 864-467-4476.
3. The questions on Page 3 of this application are the criteria that the Board will use to judge an application. Ensure answers demonstrate how and why the application meets the requirements for the granting of a special exception permit. See **Section 19-6.2.15.(D)(2)** for additional information. An Applicant must attach a separate sheet addressing these questions. To find the Comprehensive Plan and the Greenville Development Code use standards, visit [www.greenvillesc.gov/planningzoning](http://www.greenvillesc.gov/planningzoning).
4. Supplemental information will need to be included with this application as well. A floor plan and/or a site plan showing the existing and proposed conditions associated with the application is generally necessary. A zoning compliance application may also be required for some special exception applications.

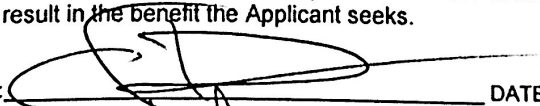
For site plans, attach a scaled drawing of the property that reflects, at a minimum, the following:

- (a) property lines, existing buildings, and other relevant site improvements;
- (b) the nature (and dimensions) of the proposed development (activity);
- (c) existing buildings and other relevant site improvements on adjacent properties; and,
- (d) topographic, natural features, etc. relevant to the requested special exception.

5. The application must be received by the Planning and Zoning Division no later than 2:00 p.m. of the date reflected on the Board of Zoning Appeals meeting schedule. The application can be emailed to [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov).
6. The Administrator will acknowledge receipt of the application and will provide instructions on application fee payment. The required application fee is \$250.00.
7. The Administrator will review the application for "completeness" pursuant to **Section 19-6.2.1(B)(3) Completeness Determination**, prior to proceeding with public notice. If the application is determined to be "incomplete," the Administrator will contact the Applicant to request that the applicant resolve the deficiencies.
8. The Applicant must post the subject property at least 15 calendar days (but not more than 18 days) prior to the scheduled hearing date. Additionally, the Applicant is responsible for preparing and mailing the written notice at least 15 calendar days prior to the public hearing. Posted and mailed notice instructions will be provided to the Applicant by the Administrator after application is determined to be complete.

Please read carefully: The Applicant and Property Owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

If the Planning and Zoning Division by separate inquiry determines that such a restriction exists, it shall notify the Applicant. If the Applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the Administrator will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the Applicant seeks.

APPLICANT / AGENT SIGNATURE:  DATE Aug/8/25

PROPERTY OWNER SIGNATURE:  DATE Aug/8/25

**APPLICANT RESPONSE TO**

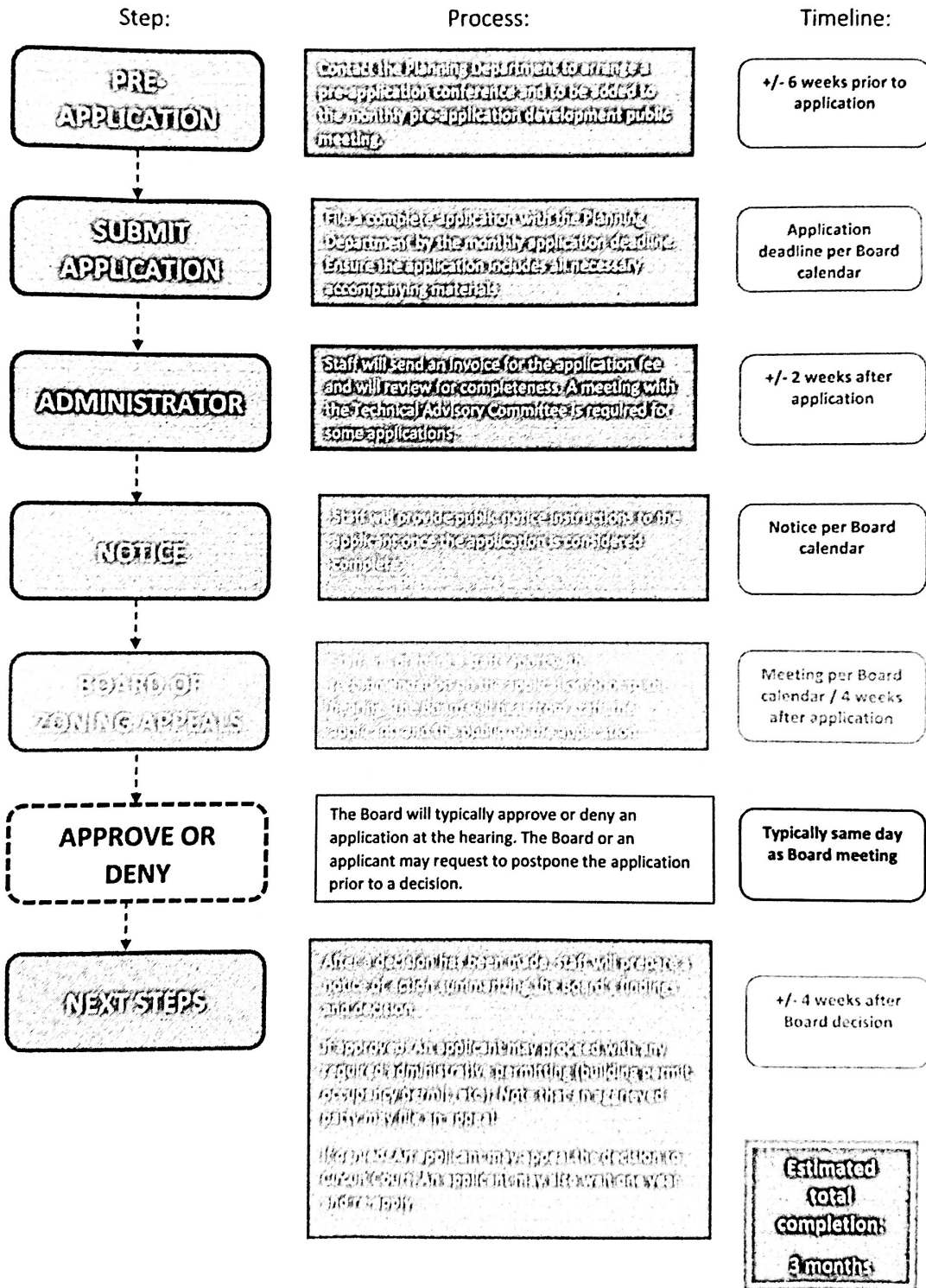
**SECTION 19- 6.2.15(D)(2) - SPECIAL EXCEPTION PERMIT**

The following questions are the criteria that the Board will use to judge an application. Ensure answers thoroughly demonstrate how and why the application meets the requirements for the granting of a special exception.

**Please attach a separate sheet that addresses each of the following questions:**

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.
  
2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN **SECTION 19-3.4, USE STANDARDS.**
  
3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.
  
4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING:
  - A. VISUAL IMPACTS;
  - B. SERVICE DELIVERY;
  - C. PARKING AND LOADING;
  - D. ODORS;
  - E. NOISE;
  - F. GLARE;
  - G. AND, VIBRATION.

**Section 6.2.15(B) Application Requirements**  
**Application Timeline**



**APPLICANT RESPONSE TO  
SECTION 19-2.3.5(D)(1), STANDARDS – SPECIAL EXCEPTION**

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

**There will be no deviation from the current footprint other than adding the outside patio which is currently under the same footprint. The food menu will also be updated and the food menu may change time to time to meet current needs.**

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN **SECTION 19-4.3, USE SPECIFIC STANDARDS.**

**We will have policies in place to control and direct noise, safely handle disorderly conduct and staff accordingly to safely control high customer volumes and egress of customers.**

3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.

**The requested use has been in place for the business since 2009 and is a staple of main st in Greenville. We are not deviating from the previous plans, but rather clarifying business plans and proposed outdoor dining space is consistent with many neighboring bars and restaurants. The exterior modification will also make crowd control and occupancy management easier with one main entrance and exit from both establishments.**

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING: VISUAL IMPACTS; SERVICE DELIVERY; PARKING AND LOADING; ODORS; NOISE; GLARE; AND, VIBRATION. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL NOT CREATE A NUISANCE.

**The request should cause no additional impact to surrounding businesses. No exterior sound amplification is proposed. This modification of the exterior will also help to minimize sidewalk obstruction during busy times where a line may be necessary as we will have more space off of the sidewalk for that line to form.**

**APPLICANT RESPONSE TO  
SECTION 19-2.3.5(D)(2). STANDARDS – CHANGE IN NONCONFORMING USE**

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE IS MORE IN CHARACTER WITH, OR EQUAL TO, THE USES OTHERWISE PERMITTED IN THE ZONING DISTRICT THAN THE EXISTING OR PRIOR NONCONFORMING USES.

**The current operating plan has been zoned as a bar and or restaurant since 2009. We are not deviating from the operating plan in place rather to modify and fine tune what we currently have, which is consistent with the surrounding businesses**

2. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE WILL NOT SUBSTANTIALLY AND PERMANENTLY INJURE THE USE OF NEIGHBORING PROPERTY FOR THOSE USES PERMITTED WITHIN THE RELEVANT ZONING DISTRICT(S).

**The current operating business plan has the same special exception hours that we are requesting . Many neighboring businesses also have the same hours so it will not be a deviation from the normal, in our location.**

3. IS ADEQUATE INFRASTRUCTURE CAPACITY AVAILABLE TO SERVE THE PROPOSED NONCONFORMING USE?

**Yes**

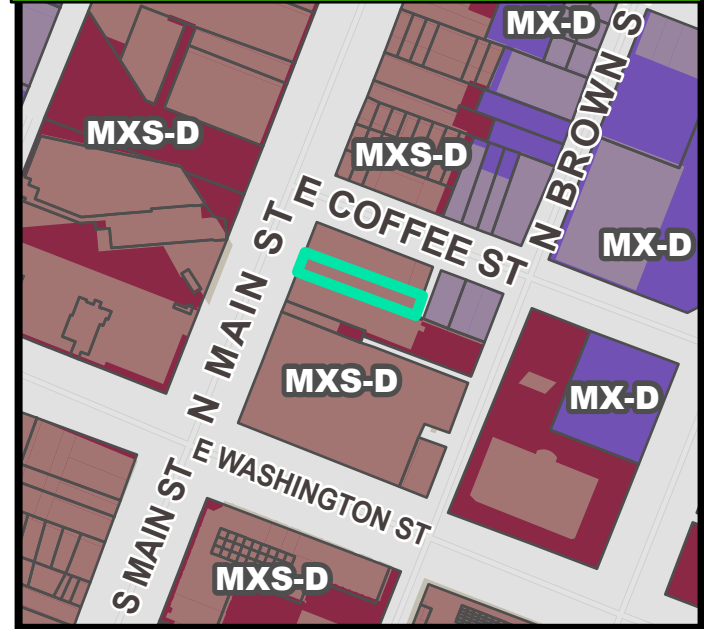
4. IS THE PROPOSED USE ONE THAT IS OTHERWISE PERMISSIBLE IN ANOTHER ZONING DISTRICT WITHIN THE CITY?

**Yes**

AERIAL VIEW



CURRENT ZONING



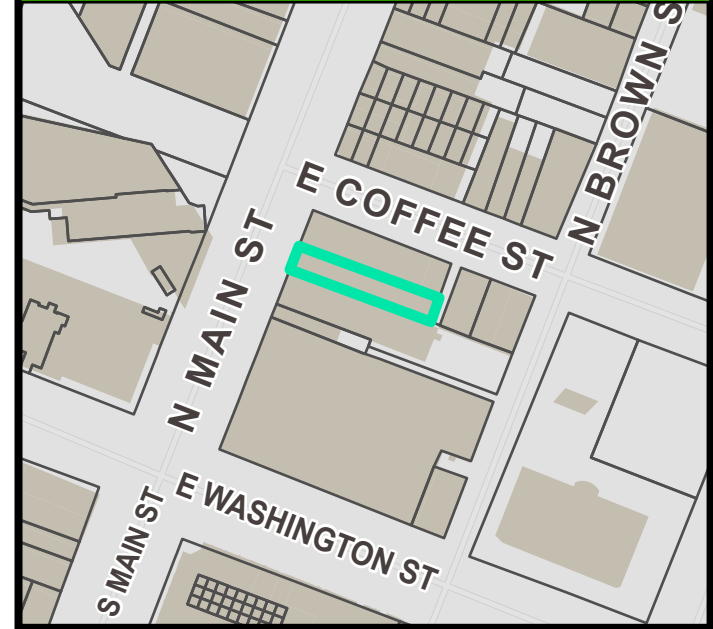
FUTURE LAND USE



NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





# city of greenville

## Zoning Compliance Application


## Establishments Serving Beer, Wine, Or Liquor

### Applicant

Name [redacted] Phone [redacted]

Mailing Address [redacted]

Email [redacted]

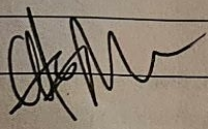
Signature of Applicant  Date 3/31/25

### Property Owner

Name [redacted] Phone [redacted]

Mailing Address 1 [redacted]

Email [redacted]

Signature of Property Owner  Date 3/31/25

### Property Information

Address 20 N Main St Greenville SC 29601

TMS# 0001000500200 Zoning District Designation MXS-D

### Description of Proposed Use

Provide details for each of the following, as applicable, on a separate sheet:

#### Operating Plan

1. Type of Use (Restaurant, Nightclub, Event Venue, Etc.)
2. Days and Hours of Operation
3. Staffing Schedule
4. Kitchen Equipment Schedule
5. Menu and Hours of Food Service
6. Parking for Customers and Employees
7. Designated Smoking Area
8. Type of Entertainment and Duration
9. Closing / "Last Call" Procedures

#### Security Procedures

1. Number and Type of Designated Security Staff
2. Training / Certification of Staff
3. Specific Duties / Responsibilities of Staff
4. Entry / Exit / Re-Entry Procedures
5. Crowd Management
6. Crime Prevention through Environmental Design (CPTED)

#### Seating Plan

1. Provide a floor plan, drawn to scale, by a registered South Carolina architect. The plan must demonstrate the proposed occupancy with calculations based on the current adopted building code.

#### Business Plan

1. Business Plan Summary: Target Audience, Theme, Objectives / Goals
2. Projected Revenue: % Alcohol Vs. Food Sales
3. Fees For Entry / Membership / Entertainment
4. Status Of City Business License Application
5. Status Of SCDHEC 'Retail Food Establishment' Permit, If Applicable
6. Status Of Abl-901 Application To SC Department Of Revenue
7. Provide Documentation That Sled Requirements Have Been Met



**Provide a response for each of the following:**

1. Describe the ways in which the proposed use is consistent with the comprehensive plan.  


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2. Describe the ways in which the request is appropriate for its location and is compatible with the character of existing and permitted uses of surrounding lands and will not reduce the property values thereof.  


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3. Describe the ways in which the request will minimize adverse effects on adjacent lands including: visual impacts; service delivery; parking and loading; odors; noise; glare; and, vibration. Describe the ways in which the request will not create a nuisance.  


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**Meet With the Technical Advisory Committee**

Applications for Zoning Compliance will be reviewed by the Technical Advisory Committee (TAC), a City Staff committee comprised of representatives from the following City Departments and appointed by the City Manager:

Building Codes and Inspections	Police
Business Licensing	Fire
Economic Development	Planning
Public Information and Events	Legal

The Technical Advisory Committee convenes once-a-month to meet with Applicants and review Conditional Use Permit applications that may be granted by the Zoning Administrator. This process promotes a more comprehensive understanding of the Applicant’s proposal, which in turn conveys a more comprehensive understanding of the multiple Departments’ operating requirements and expectations.

**The Applicant, Business Owner, and Property Owner (if different) are required to attend a regularly scheduled TAC meeting prior to granting a Conditional Use Permit.** Managers and anyone involved in operating the business are also encouraged to attend. The meeting date, time, and exact location within City Hall will be confirmed upon submittal of this application to the Planning and Development office on the 5<sup>th</sup> floor of City Hall.

## Operating Plan

1. **Type of Use : Bar**
2. **Days and Hours of Operation**

*We will be open 7 days a week and we will primarily be open from 4pm - 2 am and opening hours can and will be adjusted for special events and circumstances in or out of our control.*
3. **Staffing Schedule:**
  1. We will match the current business schedule that is in place. We will have our opening staff in around 3 pm and the next shift(s) start around 7 pm with security usually arriving between 9pm and 10 pm depending on the night and circumstances. On weekends we usually add 3-6 staff members to keep up with demand. We always have a designated manager on duty and usually have two managers on duty on weekends and special events. If we decide to transition for lunch we will staff accordingly to open at 12 pm. Circumstances in or out of our control may affect staffing and scheduling to fit demands and unforeseen issues.
4. **Kitchen Equipment Schedule** : See exhibit A for Equipment Schedule
5. **Menu and Hours of Food Service**
  1. Food will be served during all business hours with the exceptions of us having a limited menu that will be served after 11 pm and we will stop all new food orders from our limited late night menu 15 minutes prior to last call. We will also provide pre packaged food available at all times and up until closing. See Exhibit B for food Menu
6. **Parking for Customers and Employees**
  1. There is on street parking and 4 parking garages within a short walking distance
7. **Designated Smoking Area**
  1. We have no designated smoking area and we will adhere to all city regulations and guidelines for patrons smoking
8. **Type of Entertainment and Duration**
  1. We will offer live music in different forms from time to time including but not limited to Live bands, Karaoke, Dj's, Acoustic sets, Comedy, Bingo, and various forms similar to this nature. Most Live entertainment would be for a few hours during business hours.
9. **Closing / "Last Call" Procedures**
  1. We will close no later than 2 am every night and we will usually do last call no later than 1:45. At Last call we cut the music and turn the lights on . We usually start last call based on the size of the crowd. If we have a larger crowd we start last call earlier.

## **Security Procedures**

### **1. Number and Type of Designated Security Staff**

We propose 1 SLED certified security guard on Thursday nights and 2 SLED certified security guards Fridays and Saturdays as well as any evening where a larger than usual crowd should be anticipated.

### **2. Training/Certification of Staff**

1. All staff will hold proper training as needed. All staff will be required to hold and maintain such certifications as serv safe alcohol and serve safe food handler. Security will be hired through That Security company which holds and maintains SLED Certification.

### **3. Specific Duties/Responsibilities of Staff**

1. Manager: manage the day to day tasks as well as scheduling, inventory ordering and management, special events, and hiring, training, and enforcing company procedures and protocols.
2. Assistant Manager: Manages the specific duties of their day, developing new menu items, assisting in marketing material
3. Bartender/Server: Making drinks and serving customers, Follows all safety protocols to maintain a safe and fun environment for customers.
4. Chef/Line cook: cooking food items and plating. Maintaining a clean and safe kitchen environment. Following all food safety requirements.
5. Barback/busser: Stocking shelves and coolers, maintaining a clean and tidy restaurant and restrooms. Restocking inventory. Clearing tables of food and drinks.

### **4. Entry/Exit/Re-Entry Procedures**

1. Our only customer entrance will be through the front door. We maintain an emergency exit at the rear of the establishment that has a fire alarm on it that stays engaged while in business hours, and we have 3 doors at the front of the building however only one is advertised as the entrance and exit unless an emergency were to arise. Security is stationed at this primary entrance and ensures that only permitted aged persons are allowed inside of the business during designated night time hours. The restaurant will be in compliance with all state and local laws in regards to Exit Signs and maintaining each Exit.

### **5. Crowd Management**

1. Security along with the on site manager will manage the door and ensure capacity is maintained appropriately during busy hours and that safety is a priority for our staff and customers. We will have an interior security officer that maintains crowd control as well as the on site manager while the exterior security controls the entrance/exit.

### **6. Crime Prevention through Environmental Design (CPTED)**

1. Our building is a straight "shotgun style" restaurant meaning that you can see all the way to the rear and back fire exit from the front door without any rooms or walls to divide the space. We also will make sure to properly light any dim areas and strategically place mirrors to allow for easy vantage points for managers and security to control the space. Our on site manager will be trained on crime prevention and ensuring a safe environment for all at all times.

## **Seating Plan**

### **1. Seating Plan**

*See attached Exhibit C*

### **2. Schedule a Feasibility Inspection of the property**

We will schedule the inspection if deemed necessary and be available to reply with any reasonable request made by the inspector.

## **Business Plan**

### **1. Business Plan Summary:**

1. Main level will be a more lively bar featuring bar food and Pizza and upstairs will be a more mature crowd focusing on craft cocktails and tapas style bar food.

### **2. Projected Revenue: % Alcohol VS Food Sales**

1. *We will strive to have 40% food / 60% alcohol but we can not guarantee this every day.*

### **3. Fees for Entry/Membership/Entertainment**

1. *Cover charge may be taken from time to time for special events, like New Years Eve but cover charge will not be a recurring weekly item.*

### **4. Status of City Business License Application**

1. *We hold an Active business license*

### **5. Status of SCDHEC Retail Food Establishment Permit**

1. *Current Grade A with DHEC*

### **6. Status of ABL 901 Application to SC Department of Revenue**

1. *Current liquor license in place*

### **7. Provide Documentation that SLED Requirements have been met**

1. *Current liquor license in place*

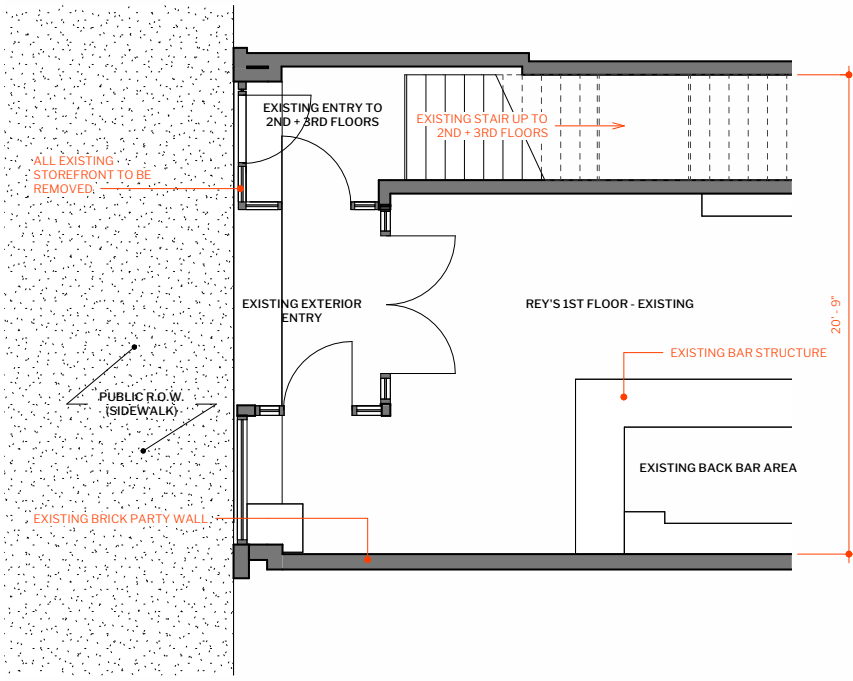
## **Exhibit A**

### **Current Kitchen Equipment**

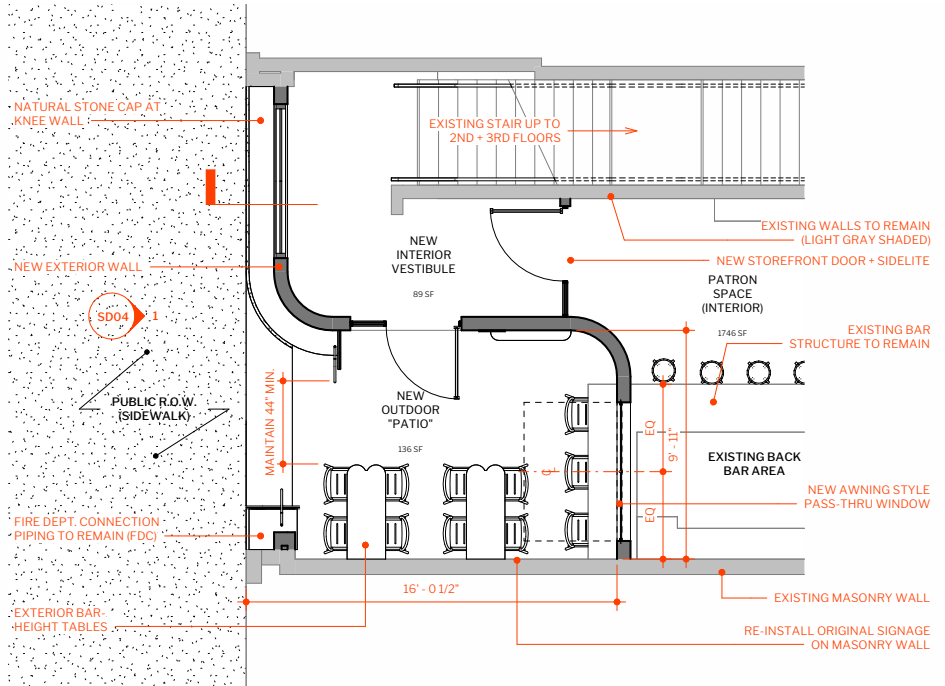
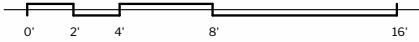
Flat top Grill  
Ice Maker - Manitowoc - Kitchen  
Deep Fryer - Entree - 40 LB - Kitchen  
Prep Station - Migali - Kitchen  
Dishwasher - CMA Dish Machines- Bar  
Kitchen Freezer - GE - Kitchen  
Kitchen Freezer - Holiday - Kitchen  
Freezer - Hotpoint - Basement  
Walk in cooler - Vollrath - Basement  
Sliding Glass Beer Cooler - TurboAir - Bar  
Lay Down Cooler - TurboAir - Bar  
3 Compartment Sink - Kitchen  
Hand Wash sinks - Kitchen and bars  
Racks and storage shelves - Kitchen  
Pizza warmer  
Pizza Oven

3 Compartment Sink  
Hand wash sink(s)  
Walk in freezer  
Walk in refrigerator  
Gas range with flattop  
Deep fryer  
8' hood  
Microwaves  
Freezers and refrigerators  
Food prep surfaces  
Food prep equipment:  
• Knives  
• Cutting boards  
•  
• Pots and pans  
• Mixing bowls  
• Food processors  
• Storage containers and shelving  
Compartment Sinks  
Disposal Sinks  
Hand Washing sinks  
Restaurant POS system  
Kitchen Display System  
Serviceware



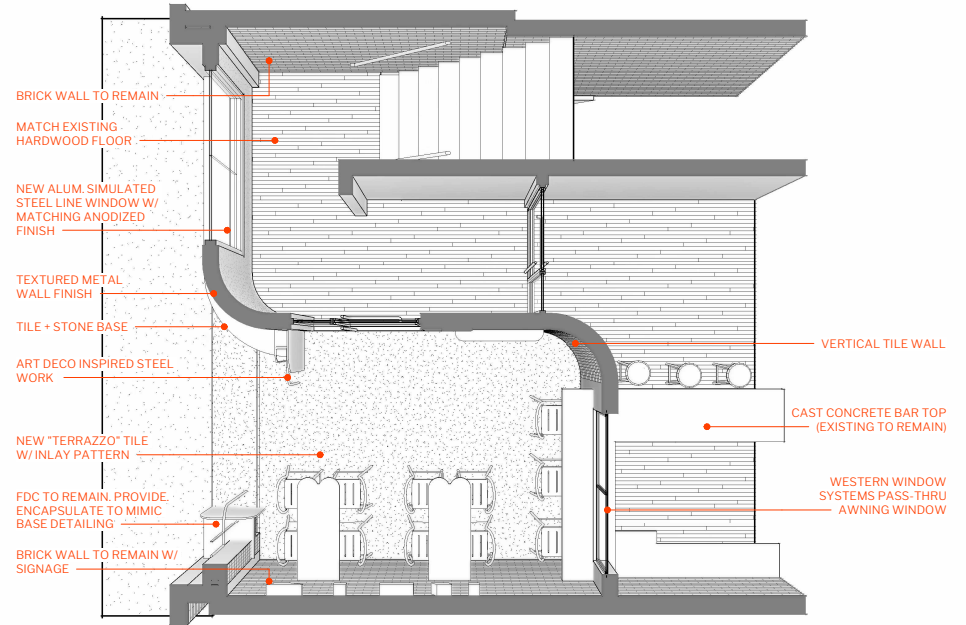


1 1ST LEVEL - EXISTING PLAN  
 SCALE: 1/4" = 1'-0"



2 1ST LEVEL - FRONT ENTRY CONCEPT PLAN  
 SCALE: 1/4" = 1'-0"

From CA 25-332



3 PERSPECTIVE PLAN  
 SCALE:



From CA 25-332



# Food Menu



20 N. MAIN ST.,  
GREENVILLE SC 29601

## SIDES

FRENCH FRIES \$4

TATER TOTS \$4

ONION RINGS \$5

MOZARELLA STICKS \$6

## CHICKEN TENDER BASKET

Huge and juicy hand breaded chicken tenders with your choice of side

3 tenders for \$9 or 4 for \$11

Available sauces: ketchup, ranch, house-made honey mustard

## WHOLE PIZZA

Large hand tossed pizza

CHEESE \$9

PEPPERONI \$10

VEGGIE VIBEZ \$12

green peppers, onions, black olives and mushrooms

MEAT ME AT REYS \$13

pepperoni, sausage, bacon

THE FULL SEND \$15

ALL veggies and ALL meats

**\$1.50**  
**ALL DAY**  
**EVERYDAY**

**PIZZA**  
**BY THE**  
**SLICE**

# late night Menu

11 PM UNTIL CLOSE

**SLICE OF PIZZA \$1.50**

ask your server for tonight's available toppings

**MAMA HEN'S PRETZELS \$6**

lemon pepper, loaded baked potato, dill pickle, churro



Scan the QR code to  
follow us on online



20 N. MAIN ST.,  
GREENVILLE SC 29601



### APPLICATION FOR SPECIAL EXCEPTION

Contact Planning & Development (864) 467-4476 or [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov)

#### APPLICANT/OWNER INFORMATION

**\*Indicates Required Field**

APPLICANT

PROPERTY OWNER

*Name:	Contact City of Greenville Planning for contact information
*Title:	
*Address:	
*State:	
*Zip:	
*Phone:	
*Email:	

APPLICANT'S AGENT<sup>1</sup>:

Name	Title / Organization
Phone	Email

*(<sup>1</sup>Optional Field- includes project architects, engineers, attorneys, representatives, etc.)*

#### PROPERTY INFORMATION

STREET ADDRESS: 1601 Laurens Rd, Greenville, SC, 29607

TAX PARCEL #: 0257000800101 ACREAGE: 0.88 ZONING DESIGNATION: MX-2

\*Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

Initial: MC

#### REQUEST

Refer to Article 19-3, Use Regulations, of the [Greenville Development Code](#)

PROPOSED LAND USE: Bank with drive-thru as accessory use

DESCRIPTION OF PROPOSED USE:

Proposed Huntington bank (+/- 2880 SF) with drive-thru teller service and ATM (requiring a special exception permit) and associated parking, drives, landscaping, utilities, etc. The existing building on site will be demolished, with new facilities constructed.

**INSTRUCTIONS**

1. Refer to the application timeline on Page 4 of this application for a detailed overview of this process.
2. Prior to submitting this application, an Applicant must schedule a pre-application conference with the Administrator to discuss the procedures, standards, and regulations required for approval. Contact the Planning and Zoning Division to schedule a pre-application conference. The email address is [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov) and the phone number is **864-467-4476**.
3. The questions on Page 3 of this application are the criteria that the Board will use to judge an application. Ensure answers demonstrate how and why the application meets the requirements for the granting of a special exception permit. See **Section 19-6.2.15.(D)(2)** for additional information. An Applicant must attach a separate sheet addressing these questions. To find the Comprehensive Plan and the Greenville Development Code use standards, visit [www.greenvillesc.gov/planningzoning](http://www.greenvillesc.gov/planningzoning).
4. Supplemental information will need to be included with this application as well. A floor plan and/or a site plan showing the existing and proposed conditions associated with the application is generally necessary. A zoning compliance application may also be required for some special exception applications.

For site plans, attach a scaled drawing of the property that reflects, at a minimum, the following:

- (a) property lines, existing buildings, and other relevant site improvements;
- (b) the nature (and dimensions) of the proposed development (activity);
- (c) existing buildings and other relevant site improvements on adjacent properties; and,
- (d) topographic, natural features, etc. relevant to the requested special exception.

5. The application must be received by the Planning and Zoning Division no later than 2:00 p.m. of the date reflected on the Board of Zoning Appeals meeting schedule. The application can be emailed to [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov).
6. The Administrator will acknowledge receipt of the application and will provide instructions on application fee payment. The required application fee is \$250.00.
7. The Administrator will review the application for “completeness” pursuant to **Section 19-6.2.1(B)(3) Completeness Determination**, prior to proceeding with public notice. If the application is determined to be “incomplete,” the Administrator will contact the Applicant to request that the applicant resolve the deficiencies.
8. The Applicant must post the subject property at least 15 calendar days (but not more than 18 days) prior to the scheduled hearing date. Additionally, the Applicant is responsible for preparing and mailing the written notice at least 15 calendar days prior to the public hearing. Posted and mailed notice instructions will be provided to the Applicant by the Administrator after application is determined to be complete.

Please read carefully: The Applicant and Property Owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

If the Planning and Zoning Division by separate inquiry determines that such a restriction exists, it shall notify the Applicant. If the Applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the Administrator will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the Applicant seeks.

APPLICANT / AGENT SIGNATURE: *Nikolas Coventry* Signed by: 518E288C00874A8... DATE: 10/2/2025

PROPERTY OWNER SIGNATURE: *Nikolas Coventry* Signed by: 518E288C00874A8... DATE: 10/2/2025

**APPLICANT RESPONSE TO**

**SECTION 19- 6.2.15(D)(2) - SPECIAL EXCEPTION PERMIT**

The following questions are the criteria that the Board will use to judge an application. Ensure answers thoroughly demonstrate how and why the application meets the requirements for the granting of a special exception.

**Please attach a separate sheet that addresses each of the following questions:**

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.
  
2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN **SECTION 19-3.4, USE STANDARDS.**
  
3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.
  
4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING:
  - A. VISUAL IMPACTS;
  - B. SERVICE DELIVERY;
  - C. PARKING AND LOADING;
  - D. ODORS;
  - E. NOISE;
  - F. GLARE;
  - G. AND, VIBRATION.

**Section 6.2.15(B) Application Requirements**  
**Application Timeline**



## **EXHIBIT A: Special Exception Permit Application Responses (1601 Laurens Road)**

### **1. Describe the ways in which the proposed special exception is consistent with the comprehensive plan.**

- a. Applicant Response: The future land use map within the comprehensive plan identifies the subject property as 'Corridor Mixed Use'. As described in Chapter 4 of the Comprehensive Plan, 'Corridor Mixed Use' is intended to accommodate a mix of land uses including commercial, retail, and residential. Development within 'Corridor Mixed Use' designations is intended to line the street with buildings which engage the street at a scale and density similar to Urban Nodes.

The proposed primary use (bank/financial institution) is aligned with the mix of uses envisioned within the comprehensive plan for this area. By placing the bank directly on the corner of Lindsay Avenue and Laurens Road with the proposed drive-thru accessory use (requiring the special exception) in the NE corner of the site, the proposed development supports and preserves the activated streetscape desired within the Comprehensive Plan.

### **2. Describe the ways in which the request will comply with the Use Specific Standards prescribed in the Greenville SC Development Code.**

- a. Applicant Response: Section 19-3.5.2 outlines specific uses standards for Drive-thru as an accessory use that would be applicable to this site. The proposed use and associated site plan (see Exhibit B) adheres to the drive-thru standards of this section in the following ways:
  - i. A minimum of 3 stacking spaces is provided and shown on the associated plan for the proposed drive-thru use, as required by Sec. 4.6.4.C.3.
  - ii. The proposed bank structure and detached drive-thru facility/ATM meets all applicable building setbacks. The proposed bank is positioned directly on the corner of Lindsay Avenue and Laurens Road to address build-to requirements, while a future buildable area along Lindsay Avenue (located between the drive-thru use and Lindsay Avenue) maintains further potential for future building frontage along Lindsay Avenue.

- iii. The proposed drive-thru has been positioned in the NE corner of the site, for maximum separation and screening from both Lindsay Avenue and Lauren's Road.
- iv. A low-impact L-2 frontage screen (as shown on the code landscape plan included with Exhibit B) has been incorporated, in addition to supplemental screening directly next to the drive-thru use and street trees along the ROW of Lindsay Avenue. This frontage screen complies with the requirements of Section 19-4.8.3.
- v. A precedent image of a typical Huntington Bank Drive-thru structure is included as Exhibit C.
- vi. Devices for the transmission of voices (to support teller service at the drive-thru) will be regulated to limit the audible level to only what is needed to communicate with the driver. The drive-thru location is bordered by an existing parking lot to the north and a commercial storage shed to the east. There are no adjacent residential uses. The proposed use will comply with the City's noise ordinance.
- vii. The proposed drive-thru facility is positioned to the side and rear of the primary building, as outlined in Section 19-3.5.2.A.8.

**3. Describe the ways in which the request is appropriate for its location and is compatible with the character of existing and permitted uses of surrounding lands and will not reduce the property values thereof.**

- a. Applicant Response: The proposed primary commercial use for the site is aligned and compatible with the surrounding uses, which include restaurants, retail, indoor recreation, and personal and professional services. None of the adjoining uses are residential in nature.

The drive-thru accessory use which necessitates the special exception permit is similarly not out of character with the surrounding properties. The Chick-Fil-A directly across the street on Laurens Road has an existing drive thru service. As a popular restaurant, that drive-thru arguably receives much higher frequency of use than a drive-thru teller/ATM will. Additionally, while the Chick-Fil-A has their drive-thru located between their primary building and Landwood Avenue, the proposed Huntington Bank drive thru would be on the back corner of the bank, with the bank structure located between the drive-thru and abutting ROW.

Finally, the existing site houses a vacant commercial structure, which currently offers no economic or social benefits to the community outside of property tax. Allowing this property to redevelop as a Huntington Bank will infuse new investment, activity, and services to this corridor and the broader region. Thus, the proposed development request will have a positive impact on adjoining property values relative to the existing condition.

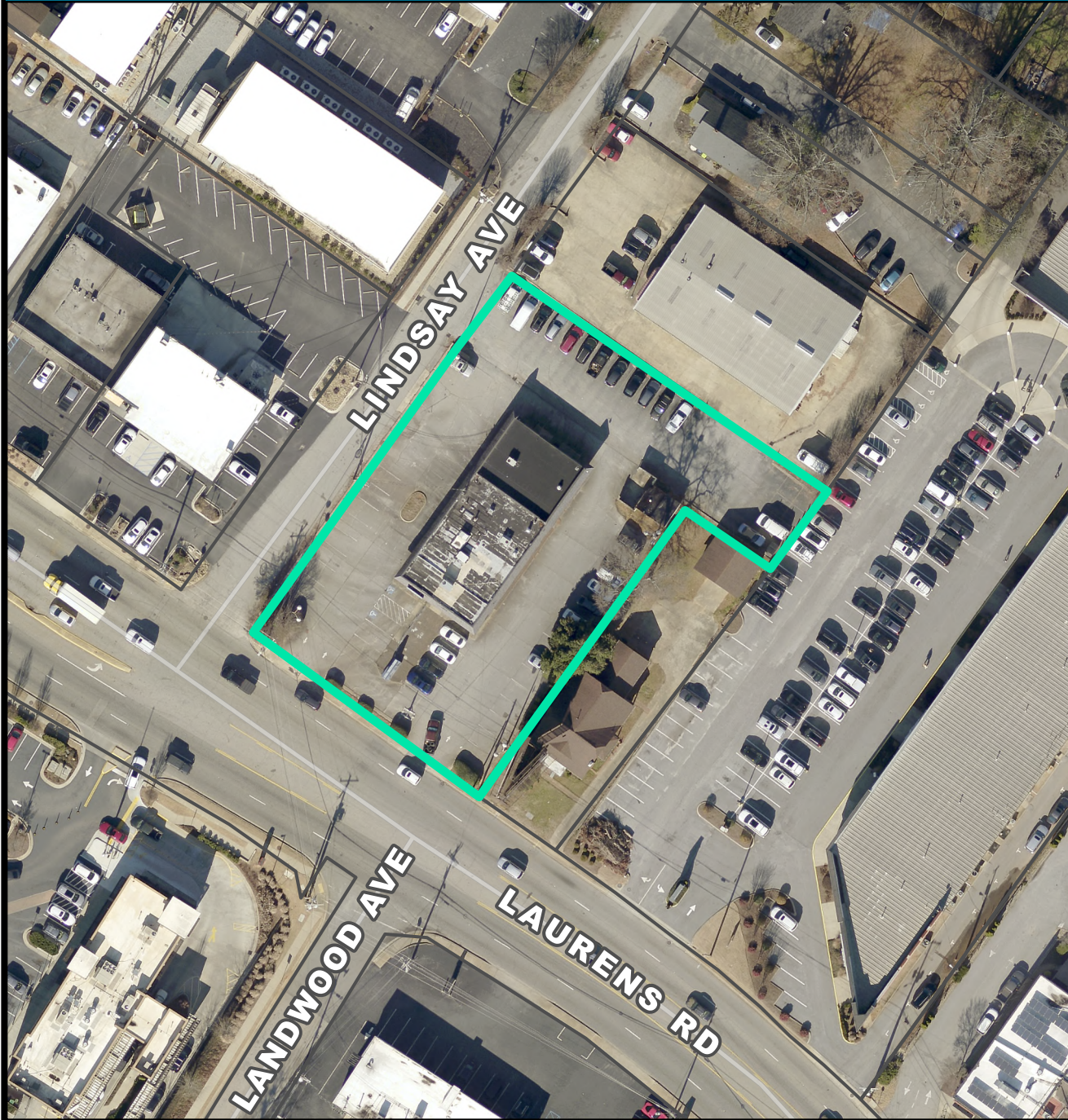
**4. Describe the ways in which the request will minimize adverse effects on adjacent lands including visual impacts; service delivery; parking and loading; odors; noise; glare; and vibration. Describe the ways in which the request will not create a nuisance.**

- a. Applicant Response: The proposed drive-thru accessory use (to a primary bank use) has been positioned and screened to minimize any adverse impacts on parking, noise, aesthetics, etc. The drive-thru has been located in the northeast corner of the site, as far from both public ROWs as possible to limit visibility and to maintain a more active street frontage defined by buildings and open space.

The chosen location also maximizes stacking space far beyond the code requirement, while maintaining the area closer to the bank facility for accessible parking. The proposed drive-thru outlets onto an existing parking lot under the same ownership as the bank facility, allowing for drive-thru users to exit onto Lindsay Avenue far from the intersection of Lindsay Avenue and Laurens Road. Thus, this layout eliminates the need to accommodate a turn-around within the site for drive-thru users, improving circulation and safety.

As a financial institution with a drive-thru service, there are no anticipated odors, noise, glare, or vibration that would be out of character with the surrounding commercial area. In fact, the proposed use will arguably generate less traffic and have fewer delivery needs than many other uses which are permitted by right within the MX-2 district. The proposed use will comply with all applicable lighting regulations in order to appropriately mitigate glare.

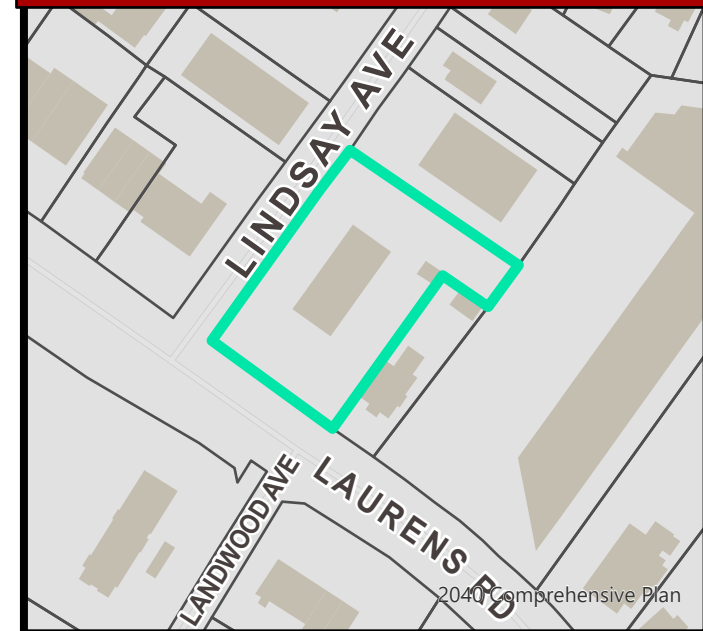
AERIAL VIEW



CURRENT ZONING



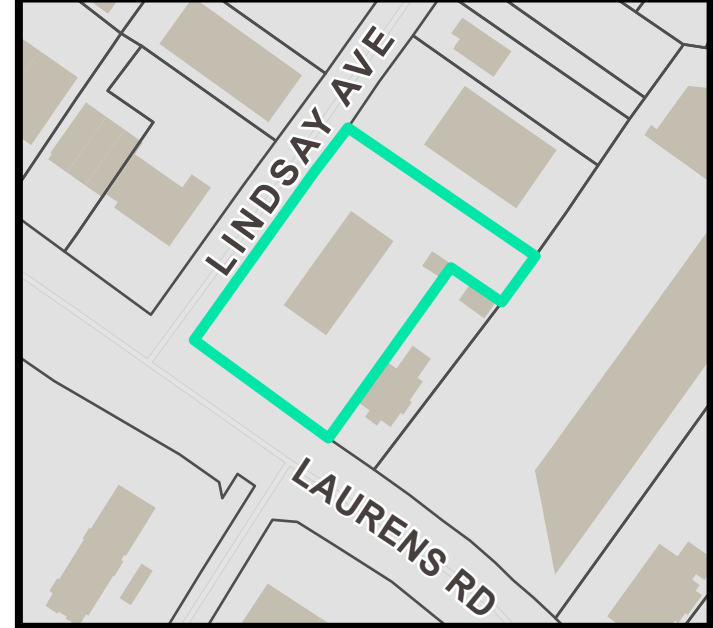
FUTURE LAND USE



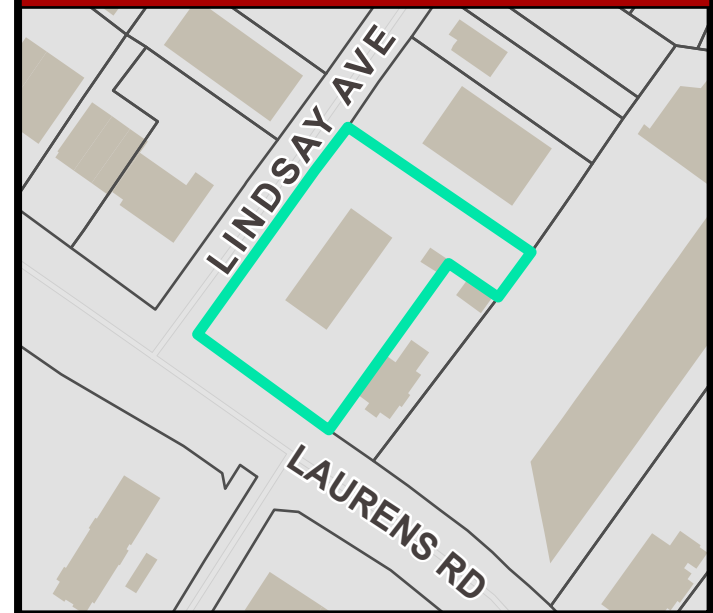
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





**SITE DATA NOTES:**

TAX PIN #: 0257000800101  
 ZONING: MX-2 (MODERATE INTENSITY MIXED-USE)  
 LOT 1 AREA = 0.89± AC

**PARKING**

MINIMUM:  
 1 SPACE PER 500 SF  
 (1 SPACE PER 500 SF) X 2,880 SF = 6 SPACES

MAXIMUM:  
 1 SPACE PER 250 SF  
 (1 SPACE PER 250 SF) X 2,880 SF = 11 SPACES

PROVIDED:  
 12 SPACES (2 HC)

**BUILDING SETBACKS:**  
 10' MAX. FRONT  
 0' SIDE  
 0' REAR  
 10' MAX. SIDE STREET LOT LINE

**PARKING SETBACKS:**  
 20' MIN. PRIMARY STREET  
 5' MIN. SIDE STREET

**LANDSCAPE BUFFERS:**  
 0' SIDE (NORTH)  
 0' REAR (EAST)  
 8-10' FRONTAGE SCREEN ALONG PARKING/DRIVE-THRU (SOUTH)  
 8-10' FRONTAGE SCREEN ALONG PARKING/DRIVE-THRU (WEST)

**NOTES:**

1. AERIAL IMAGERY TAKEN FROM GIS.
2. THE LAYOUT IS CONCEPTUAL IN NATURE AND HAS NOT BEEN REVIEWED BY ANY JURISDICTION. LAYOUT IS SUBJECT TO CHANGE PENDING PERMITTING, GRADING, UTILITY, STORMWATER, AND FIRE ACCESS REVIEW



CLIENT



**EXHIBIT B**  
**HUNTINGTON BANK**  
**LAURENS RD**  
 SITE SKETCH 4  
 1601 LAURENS ROAD  
 GREENVILLE, SOUTH CAROLINA

**REVISIONS**

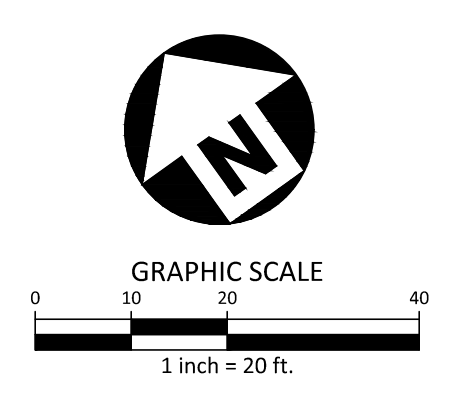
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**PLAN INFORMATION**

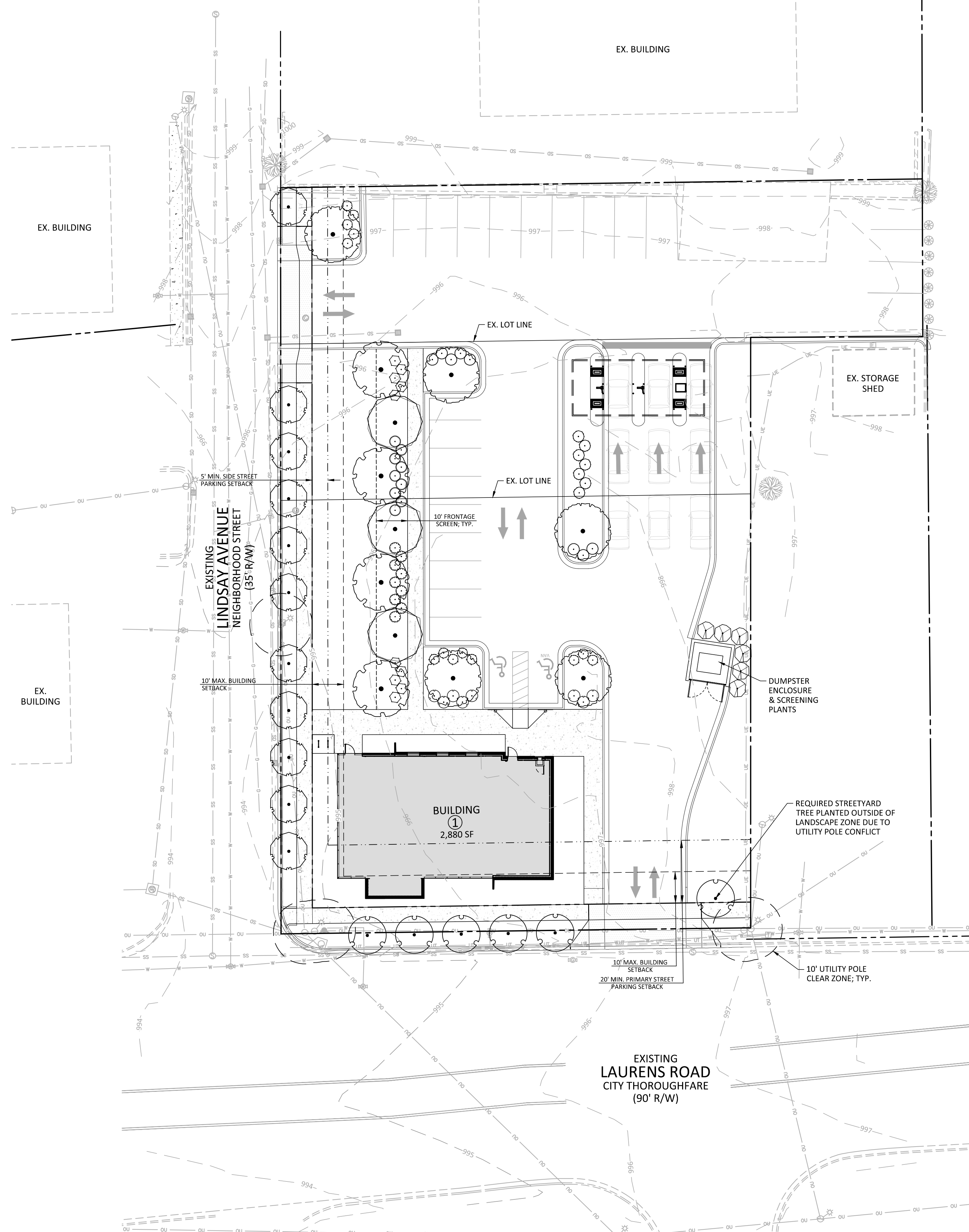
PROJECT NO. GNL25015  
 FILENAME GNL25015-SK4  
 CHECKED BY GMA  
 DRAWN BY PSH  
 SCALE 1" = 20'  
 DATE 09.05.2025

**SHEET**

**SITE SKETCH**  
**SK4**



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**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT	REMARKS
<b>CANOPY TREES</b>						
	CEOC	5	CELTIS OCCIDENTALIS COMMON HACKBERRY	3" MIN	12' MIN	STRONG CENTRAL LEADER; FULL CANOPY
	QVHR	4	QUERCUS VIRGINIANA 'HIGHRISE' HIGHRISE OAK	3" MIN	12' MIN	STRONG, CENTRAL LEADER; FULL CANOPY
	TCGS	3	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	3" MIN	12' MIN	STRONG CENTRAL LEADER; FULL CANOPY
<b>UNDERSTORY TREES</b>						
	AGAB	6	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	2" MIN	10' MIN	SINGLE-STEM; STRONG CENTRAL LEADER; FULL CANOPY
	OSVI	11	OSTRYA VIRGINIANA AMERICAN HOPHORNBEAM	2" MIN	10' MIN	SINGLE-STEM; STRONG CENTRAL LEADER; FULL CANOPY

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	REMARKS
<b>SCREENING SHRUBS</b>						
	JVHS	6	JUNIPERUS VIRGINIANA 'HILLSPIRE' HILLSPIRE EASTERN REDCEDAR	-	6' MIN	FULL TO GROUND
<b>EVERGREEN SHRUBS</b>						
	ABGR	7	ABELIA X GRANDIFLORA GLOSSY ABELIA	3 GAL	18" MIN	FULL TO CONTAINER
	DBIC	13	DISTYLIUM X 'PIDIST-II' BLUE CASCADE DISTYLIUM	7 GAL	18" MIN	FULL TO CONTAINER
	IGSH	9	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY	3 GAL	18" MIN	FULL TO CONTAINER
	IVNA	8	ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY	3 GAL	18" MIN	FULL TO CONTAINER
	LOCR	9	LOROPETALUM CHINENSE 'RUBY' RUBY FRINGE FLOWER	7 GAL	18" MIN	FULL TO CONTAINER
	OHGS	10	OSMANTHUS HETEROPHYLLUS 'GOSHIKI' GOSHIKI HOLLY OLIVE	3 GAL	18" MIN	FULL TO CONTAINER
	RUMI	8	RHAMPHOLEPIS UMBELLATA 'MINOR' DWARF YEDDA HAWTHORN	3 GAL	18" MIN	FULL TO CONTAINER

**GENERAL LANDSCAPE NOTES:**

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF GREENVILLE AND THE STATE OF SOUTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
- ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
- VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
- PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
- PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
- CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
- TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEIOUS MATERIAL.
- LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
- PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
- DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
- SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
- EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP DEFINITION.
- CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
- REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.

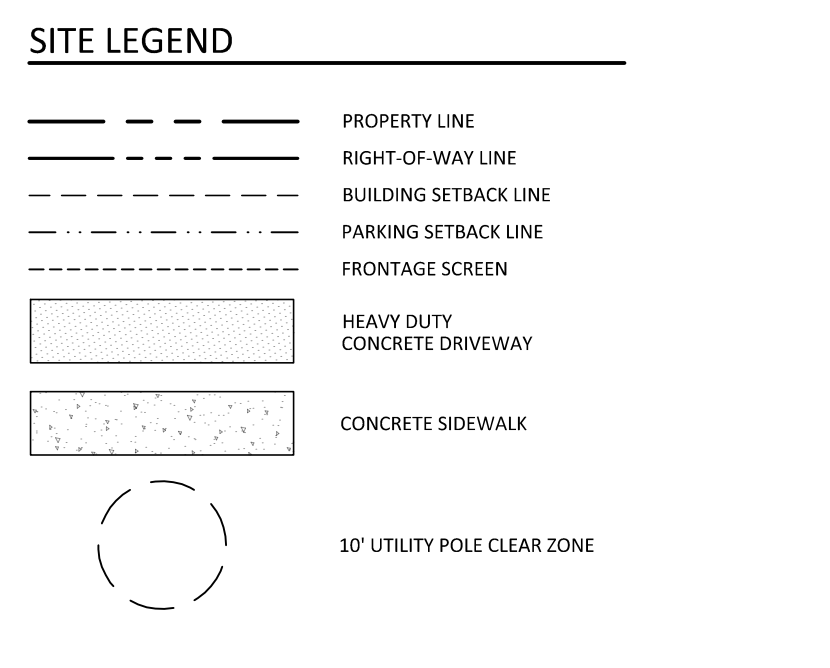
CITY OF GREENVILLE REQUIRED PLANTING - TREE COMPLIANCE CALCULATIONS	
ZONING: MX-2   LOT 1 AREA: 0.89 AC (38,548 SF)	
<b>STREET TREE CALCULATIONS</b>	
LAURENS ROAD REQUIRED UNDERSTORY TREES, 114 LF/200 D. C.:	6 TREES
LAURENS ROAD PROVIDED TREES:	6 TREES*
LINDSAY ROAD REQUIRED UNDERSTORY TREES, 131 LF/200 D. C.:	11 TREES
LINDSAY ROAD PROVIDED TREES:	11 TREES
* 1 TREE PLANTED OUTSIDE OF LANDSCAPE ZONE DUE TO CONFLICT WITH EXISTING UTILITY POLE	
<b>FRONTAGE SCREEN L-2 CALCULATIONS</b>	
REQUIRED WIDTH:	10' MIN.
REQUIRED CANOPY TREES, 116 LF * 3 TREES / 50 LF:	7 TREES
PROVIDED CANOPY TREES:	XX TREES
REQUIRED SCREENING SHRUBS, 116 LF * 12 SHRUBS/ 50 LF:	28 SHRUBS
PROVIDED SCREENING SHRUBS:	XX SHRUBS

SPECIES DIVERSITY TABLE	
REQUIRED PLANTINGS	
TOTAL NUMBER OF PLANTS	31 TREES & 70 SHRUBS
REQUIRED NUMBER OF SPECIES	5 TREE & 8 SHRUB SPECIES
PROVIDED NUMBER OF SPECIES	5 TREE & 8 SHRUB SPECIES

TREES	CODE	QTY	NATIVE
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY	AGAB	7	Y
CELTIS OCCIDENTALIS COMMON HACKBERRY	CEOC	5	Y
OSTRYA VIRGINIANA AMERICAN HOPHORNBEAM	OSVI	12	Y
QUERCUS VIRGINIANA 'HIGHRISE' HIGHRISE LIVE OAK	QVHR	4	Y
TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	TCGS	3	N

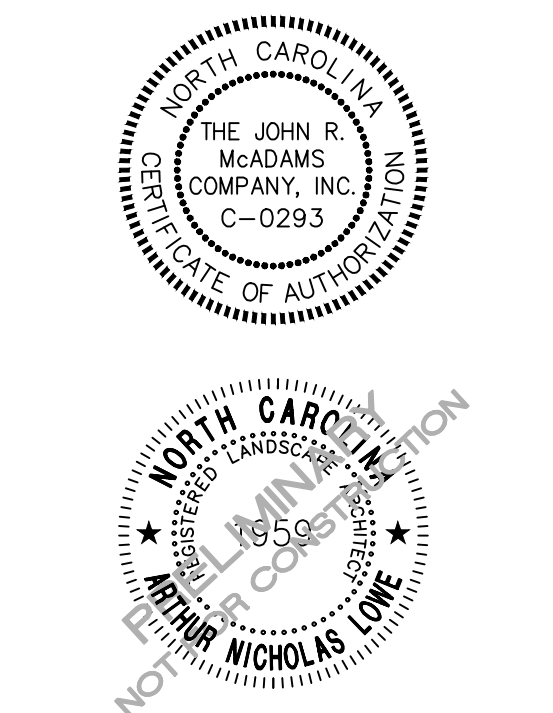
SHRUBS	CODE	QTY	NATIVE
ABELIA X GRANDIFLORA GLOSSY ABELIA	ABGR	7	N
DISTYLIUM X 'PIDIST-II' BLUE CASCADE DISTYLIUM	DBIC	13	N
ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY	IGSH	9	Y
ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY	IVNA	8	Y
JUNIPERUS VIRGINIANA 'HILLSPIRE' HILLSPIRE EASTERN REDCEDAR	JVHS	6	Y
LOROPETALUM CHINENSE 'RUBY' RUBY FRINGE FLOWER	LOCR	9	N
OSMANTHUS HETEROPHYLLUS 'GOSHIKI' GOSHIKI HOLLY OLIVE	OHGS	10	N
RHAMPHOLEPIS UMBELLATA 'MINOR' DWARF YEDDA HAWTHORN	RUMI	8	N



CLIENT



**EXHIBIT B**  
**HUNTINGTON BANK**  
**LAURENS RD**  
**CONSTRUCTION DOCUMENTS**  
**1601 LAURENS ROAD**  
**GREENVILLE, SOUTH CAROLINA**



**REVISIONS**

NO. DATE

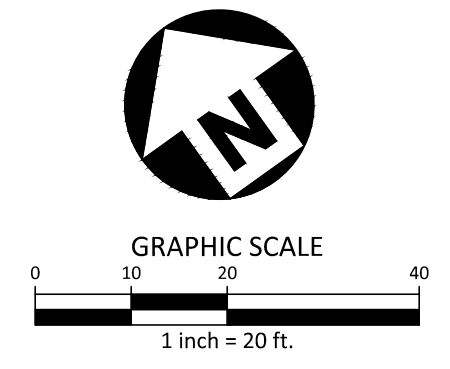
**PLAN INFORMATION**

PROJECT NO. GNL25015  
 FILENAME GNL25015-L51  
 CHECKED BY ANL  
 DRAWN BY CAB  
 SCALE 1"=10'  
 DATE 09.30.2025  
**SHEET**  
**CODE LANDSCAPE PLAN**

**L5.00**



CONTRACTOR SHALL NOTIFY "SC811" (811) OR (1-800-721-7877) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "SC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



X:\Projects\GNL\GNL25015\04-Production\Engineering\Construction\Drawings\Current\Drawings\GNL25015-L51.dwg, 10/17/2025, 10:36:06 AM, Chris Bradley

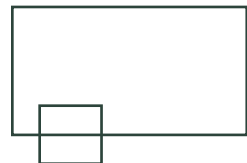
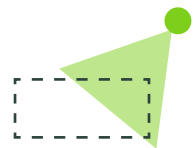
# EXHIBIT C

## Exterior View 04

Remote Drive Through



Key Plan



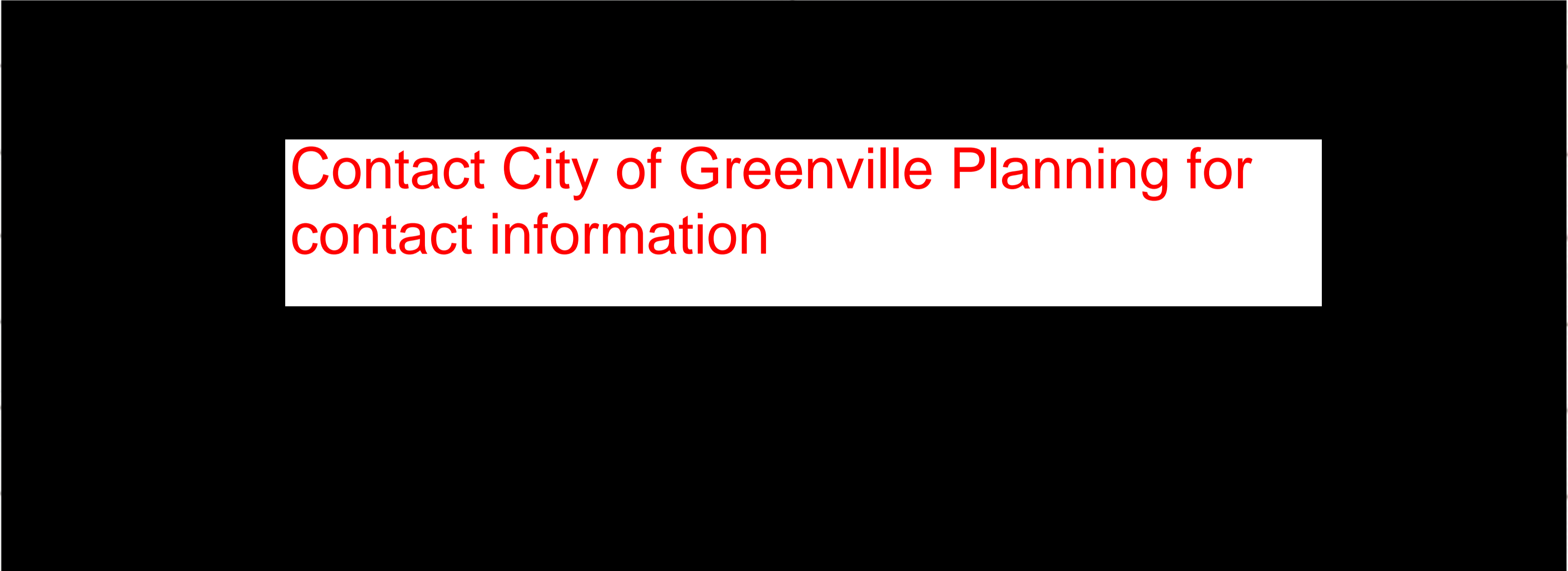
# APPLICATION FOR SPECIAL EXCEPTION

Contact Planning & Development (864) 467-4476 or  
planning@greenvillesc.gov

## APPLICANT/OWNER INFORMATION

APPLICANT PROPERTY OWNER

\*Indicates Required Field

*Name	
*Title	
*Address:	
*State:	
*Zip:	
*Phone:	
*Email:	

### APPLICANT'S AGENT<sup>1</sup>:

Name Title / Organization

Phone Email

(<sup>1</sup>Optional Field- includes project architects, engineers, attorneys, representatives, etc.)

## PROPERTY INFORMATION

STREET ADDRESS: 656 S Main St. Ste 100, Greenville SC 29601

TAX PARCEL #: ACREAGE: ZONING DESIGNATION: 007000-03-01800 MXS-D

\*Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.  
Initial:

## REQUEST

Refer to Article 19-3, Use Regulations, of the Greenville Development Code

PROPOSED LAND USE: Retail

DESCRIPTION OF PROPOSED USE: Restaurant

CITY OF GREENVILLE APPLICATION FOR A SPECIAL EXCEPTION PAGE 1 OF 4  
INSTRUCTIONS

1. Refer to the application timeline on Page 4 of this application for a detailed overview of this process
2. Prior to submitting this application, an Applicant must schedule a pre-application conference with the Administrator to discuss the procedures, standards, and regulations required for approval. Contact the Planning and Zoning Division to schedule a pre-application conference. The email address is [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov) and the phone number is 864-467-4476.
3. The questions on Page 3 of this application are the criteria that the Board will use to judge an application. Ensure answers demonstrate how and why the application meets the requirements for the granting of a special exception permit. See **Section 19-6.2.15.(D)(2)** for additional information. An Applicant must attach a separate sheet addressing these questions. To find the Comprehensive Plan and the Greenville Development Code use standards, visit [www.greenvillesc.gov/planningzoning](http://www.greenvillesc.gov/planningzoning).
4. Supplemental information will need to be included with this application as well. A floor plan and/or a site plan showing the existing and proposed conditions associated with the application is generally necessary. A zoning compliance application may also be required for some special exception applications.

For site plans, attach a scaled drawing of the property that reflects, at a minimum, the following:

- (a) property lines, existing buildings, and other relevant site improvements;
- (b) the nature (and dimensions) of the proposed development (activity);
- (c) existing buildings and other relevant site improvements on adjacent properties; and,
- (d) topographic, natural features, etc. relevant to the requested special exception.

5. The application must be received by the Planning and Zoning Division no later than 2:00 p.m. of the date reflected on the Board of Zoning Appeals meeting schedule. The application can be emailed to [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov).
6. The Administrator will acknowledge receipt of the application and will provide instructions on application fee payment. The required application fee is \$250.00.
7. The Administrator will review the application for "completeness" pursuant to **Section 19-6.2.1(B)(3) Completeness Determination**, prior to proceeding with public notice. If the application is determined to be "incomplete," the Administrator will contact the Applicant to request that the applicant resolve the deficiencies.
8. The Applicant must post the subject property at least 15 calendar days (but not more than 18 days) prior to the scheduled hearing date. Additionally, the Applicant is responsible for preparing and mailing the written notice at least 15 calendar days prior to the public hearing. Posted and mailed notice instructions will be provided to the Applicant by the Administrator after application is determined to be complete.

Please read carefully: The Applicant and Property Owner affirm that all information submitted with this application, including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

If the Planning and Zoning Division by separate inquiry determines that such a restriction exists, it shall notify the Applicant. If the Applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the Administrator will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the Applicant seeks.

APPLICANT / AGENT SIGNATURE: DATE

Summer Lee 11.04.2025

PROPERTY OWNER SIGNATURE: DATE

T3NA 11/5/2025

CITY OF GREENVILLE APPLICATION FOR A SPECIAL EXCEPTION PAGE 2 OF 4  
APPLICANT RESPONSE TO

SECTION 19- 6.2.15(D)(2) - SPECIAL EXCEPTION PERMIT

The following questions are the criteria that the Board will use to judge an application. Ensure answers thoroughly demonstrate how and why the application meets the requirements for the granting of a special exception.

Please attach a separate sheet that addresses each of the following questions:

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.
  
2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN **SECTION 19-3.4, USE STANDARDS.**
  
3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.
  
4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING:
  - A. VISUAL IMPACTS;
  - B. SERVICE DELIVERY;
  - C. PARKING AND LOADING;
  - D. ODORS;
  - E. NOISE;
  - F. GLARE;
  - G. AND, VIBRATION.

CITY OF GREENVILLE APPLICATION FOR A SPECIAL EXCEPTION PAGE 3 OF 4  
Application Timeline

Step: ~~Process~~ Timeline: Section 6.2.15(B) Application Requirements

**APPROVE OR  
DENY**

The Board will typically approve or deny an application at the hearing. The Board or an applicant may request to postpone the application prior to a decision.

1/ - 6 weeks prior to application

**STEPS**

Application deadline per Board calendar

**STEPS**

1/ - 2 weeks after application

**STEPS**

Notice per Board calendar

**STEPS**

Typically same day

as Board meeting **STEPS**

1/ - 4 weeks after Board decision

**STEPS**



Section 19 Question Answers:

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

The proposed special exception is consistent with the comprehensive plan to provide what the community wants and needs for progression. Late-night hours provides three to four more available employment positions just in our location alone. It also provides extra hours or increased positions/profits for delivery drivers in the area. A healthy thriving progressive city has options and accessibility as mentioned in the plan. Limiting the timeframe in which someone can consume is not progression, innovative or taking risks. Providing adequate safety measures and standards for the community to enjoy what a thriving city should have access to is essential. People and businesses desire to be in a city that moves in the direction of progression, not unreasonable limitations and restrictions. Hindering business execution to midnight is not the answer to a city that has law enforcement issues. The idea of higher quality of life starts with options and opportunity. Safety should be the core! Economic development is part of the plan...limiting business hours and hindering activity is totally a contradiction to your plan description.

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN **SECTION 19-3.4, USE STANDARDS.**

The business complies with all standards in Section 19-3.4. We do not have outside seating after 2 PM each day. The doors remain closed during late-night hours. There is NO alcohol being sold during late-night hours. There is no ambient noise or music outside or projection outside during late-night hours. There is no loitering inside or outside during late-night hours.

3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.

This is not a new business. The restaurant has not reduced property values and has been compatible with the character of existing and permitted uses of surrounding lands for the past 6 years.

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING:

A. VISUAL IMPACTS; Nothing is different or changing about our storefront.

B. SERVICE DELIVERY; No special service deliveries are being made.

C. PARKING AND LOADING; Parking remains as the existing standards of Main St and the city.

D. ODORS; Food is cooked to order and odor is confined within the restaurant.

E. NOISE; There is no music or additional outside ambient noise.

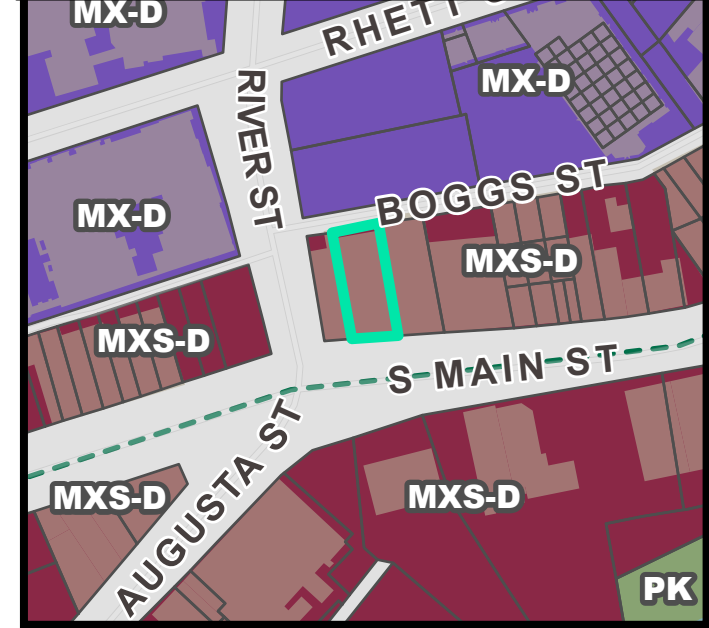
F. GLARE; Does not apply.

G. AND, VIBRATION. Does not apply.

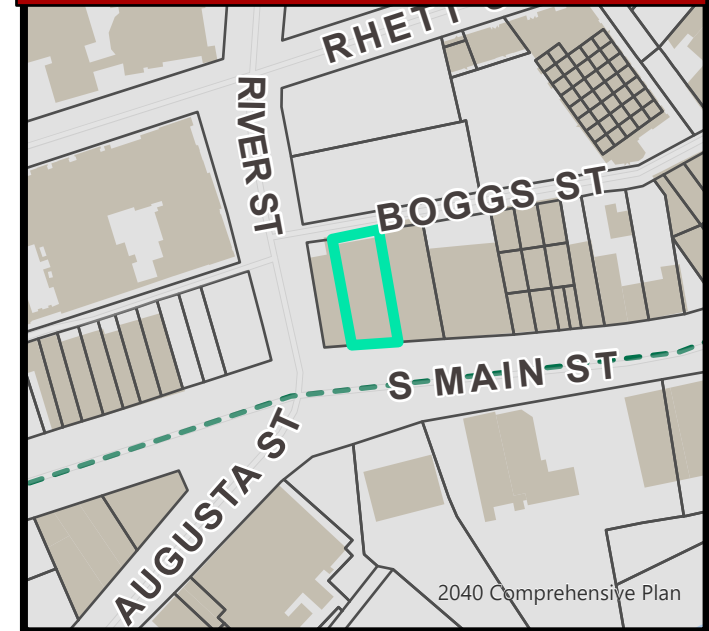
AERIAL VIEW



CURRENT ZONING



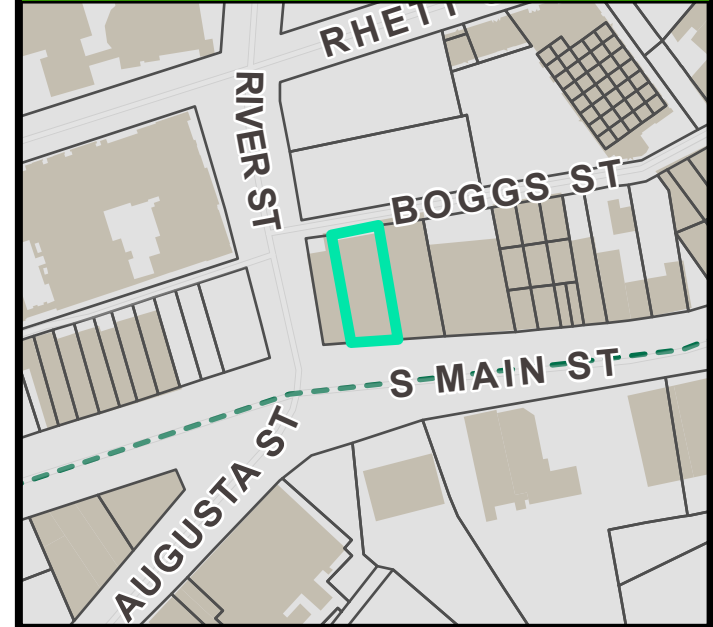
FUTURE LAND USE



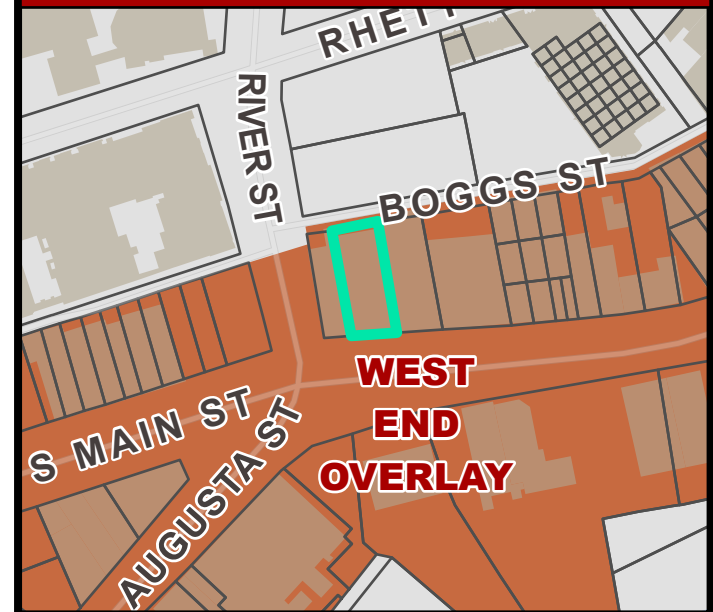
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



# APPLICATION FOR TECHNICAL ADVISORY COMMITTEE REVIEW

Contact Planning & Development (864) 467-4476 or [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov)

## APPLICANT/OWNER INFORMATION

\*Indicates Required Field

### APPLICANT PROPERTY OWNER

*Name:	Contact City of Greenville Planning for contact information
*Title:	
*Address:	
*State:	
*Zip:	
*Phone:	
*Email:	

## PROPERTY INFORMATION

\*STREET ADDRESS: 656 S Main St. Ste 100, Greenville, SC 29601

\*TAX MAP #(S): 007000-03-01800

\*CURRENT ZONING DESIGNATION: MXS-D

### Description of Proposed Use

Provide details for each of the following, as applicable, on a separate sheet:

#### Operating Plan

1. Type of Use (Restaurant, Nightclub, Event Venue, Etc.)
2. Days and Hours of Operation
3. Staffing Schedule
4. Kitchen Equipment Schedule
5. Menu and Hours of Food Service
6. Parking for Customers and Employees
7. Designated Smoking Area
8. Type of Entertainment and Duration
9. Closing / "Last Call" Procedures

#### Security Procedures

1. Number and Type of Designated Security Staff
2. Training / Certification of Staff
3. Specific Duties / Responsibilities of Staff

#### Entry / Exit / Re-Entry Procedures

#### 5. Crowd Management

##### Seating Plan

1. Provide a floor plan and life safety plan, drawn to scale, by a registered South Carolina architect. The plan must demonstrate the proposed occupancy with calculations based on the current adopted building code.

#### Business Plan

1. Business Plan Summary: Target Audience, Theme, Objectives / Goals
2. Projected Revenue: % Alcohol vs. Food Sales
3. Fees For Entry / Membership / Entertainment
4. Status of City Business License Application
5. Status of SCDHEC 'Retail Food Establishment' Permit, If Applicable

CITY OF GREENVILLE APPLICATION FOR TECHNICAL ADVISORY COMMITTEE  
REVIEW PAGE 1 OF 2

**Provide a response for each of the following:**

1. Describe the ways in which the request is appropriate for its location and is compatible with the character of existing and permitted uses of surrounding lands and will not reduce the property values thereof.

The location is on Main St. in downtown. It is expected and appropriate for people to have access to food and retail in downtown. Restricting the timeframe in which people consume food is not conducive with a thriving downtown city. Residents appreciate selection, variety and accessibility especially when paying to reside downtown. If anything, allowing progression adds value to property and the city.

2. Describe the ways in which the request will minimize adverse effects on adjacent lands including: visual impacts; service delivery; parking and loading; odors; noise; glare; and, vibration. Describe the ways in which the request will not create a nuisance.

This is an attempt to provide another food selection option. There is no visual impact, odor, noise, glare or vibration nuisance. We will not have any special deliveries or extended parking. There are no ambient sounds or vibrations associated with our operation that would create any nuisance or disturbances.

**Meeting With the Technical Advisory Committee**

Applications will be reviewed by the Technical Advisory Committee (TAC), a City Staff committee comprised of representatives from the following City Departments/Divisions and appointed by the City Manager:

Building Codes and Inspections Planning and Zoning  
City Attorney Police  
Economic Development Revenue (Business License) Fire Prevention Tourism  
and Events

The Technical Advisory Committee generally convenes once-a-month to meet with Applicants and review applications. The purpose of these meetings is to develop a more comprehensive understanding of the Applicant's proposal by the Committee, which in turn conveys a more comprehensive understanding of the City's operating requirements and expectations for Applicants. This Committee will form recommendations for the Zoning Administrator and Board of Zoning Appeals as applicable.

**The Applicant and Business Owner are required to attend a TAC meeting to discuss the application.** The Property Owner, Architect, and anyone involved in management of the business' operations may also attend. The meeting date, time, and exact location will be confirmed upon submittal of this application to [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov).

CITY OF GREENVILLE APPLICATION FOR TECHNICAL ADVISORY COMMITTEE  
REVIEW PAGE 2 OF 2

## Operating Plan

1. Restaurant
2. Thurs, Friday and Saturday late night 10:00 PM EST to 3:00 AM EST
3. Staffing: 2 persons onsite- 1 cook and 1 front of the house staff
4. Menu attached
5. Main St parking per outside city street parking guidelines
6. Doordash stops taking orders at 2:45 AM for a 3:00 AM sharp close time.

## Business Plan

1. Target audience- residents craving late night delivery options, downtown customers needing food before driving home intoxicated, and call in orders for pickup only! (NO DINE IN ALLOWED, CHAIRS ARE ON TOP OF TABLES, NO ALCOHOL SALES)
2. Projected Revenue: Add an additional \$1,000- \$3,000 in revenue each week to our sales

## Seating Plan

1. Life Safety Plan attached.







## APPS

**FRICKLES** 6.99

**PIMENTO CHEESE FRITTERS** 6.99

## MAINS

### HIGH FLYER\*

Two eggs\*, choice of two chicken sage sausage patties or three strips of bacon, creamy dreamy grits & a buttermilk pancake or Belgian waffle w/ maple syrup 16.99

### BLISSFUL BITES

beignet doughnuts w/ crème anglaise & powdered sugar  
10 for 6.99 - or - 20 for 10.99

### FLYING BISCUIT BREAKFAST\*

Two eggs\* served w/ choice of two signature chicken sage sausage patties or three strips of bacon, creamy dreamy grits and a fluffy flying biscuit 13.99

### BISCUIT SANDWICHES\* *choice of*

Egg\* 3.29 · Egg and Cheese\* 3.99 · Sausage 3.99 · Bacon 3.99  
Vegan Sausage 4.99 · Chicken 5.99  
add egg\* of cheese additional charge

### BURRITOS\* *choice of*

Bacon Egg\* and Cheese 7.99 · Sausage Egg\* and Cheese 7.99  
Southwest - Chorizo, egg\*, cheddar cheese, black bean salsa 8.99

## SIDES

**"MOON-DUSTED" POTATOES** 4.69

**CREAMY DREAMY WHITE CHEDDAR CHEESE GRITS** 5.69

